



Planning Commission Meeting Minutes

4 March 2010

APPROVED BY:

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MINUTES OF THE LAKE COUNTY PLANNING COMMISSION January 26, 2010

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chairman Siegel called the meeting to order at 7:00 p.m.

ROLL CALL

The following members were present: Messrs. Adams, Klco (alt. for Troy), Morse, Schaedlich, Siegel, Smith (alt. for Sines), Webster (alt. for Brotzman) and Mmes. Hausch and Pesec. Staff present: Messrs. Boyd, Radachy, and Ms. Truesdell.

ELECTION OF OFFICERS

The Nominating Committee to elect officers for 2010 was comprised of Ms. Pesec, Mr. Schaedlich, and Mr. Morse. Ms. Pesec was nominated for Chairwoman and Ms. Hausch was nominated for Vice Chairwoman and Jason Boyd was nominated to serve as Secretary. All agreed to serve.

Mr. Schaedlich moved and Mr. Adams seconded the motion to elect Ms. Pesec Chairwoman, Ms. Hausch Vice Chairwoman and Jason Boyd Secretary for 2010.

All voted "Aye".

Ms. Pesec resumed conducting the meeting as Chairwoman.

2010 MEETING TIMES AND DATES

After discussion, it was agreed that the December 14th meeting was preferred for 2010.

Mr. Adams moved and Mr. Morse seconded the motion to approve of the meeting calendar with the December meeting being on the 14th.

All voted "Aye."

Mr. Radachy noted that the Pre-Application meeting for January 27th should be changed to Tuesday, February 2nd to give developers time to submit plans.

Mr. Schaedlich amended his motion to include the change for the Pre-Application meeting deadline to be extended to Tuesday, February 2nd. Mr. Morse seconded the motion.

All voted "Aye."

MINUTES

Mr. Schaedlich moved and Mr. Siegel seconded the motion to approve the December, 2009 minutes as submitted.

Seven voted "Aye".
Two abstained.

FINANCIAL REPORT

Mr. Boyd said he was pleased to announce that the Commission finished 2009 \$3,703.34 under budget. He commended staff for their efforts in budgeting, chargebacks and grants. He was also pleased with the revenue of \$22,840.52. He noted that although there were reductions in almost all line items for the 2010 budget, and he felt extremely optimistic about operating within the budget. Fortunately, staffing is projected to maintain current levels.

Mr. Morse moved for approval of the December, 2009 Financial Report and commended the staff on the fantastic job they are doing with the budget. Ms. Hausch seconded the motion.

All voted "Aye".

PUBLIC COMMENT

There was no comment from the public.

LEGAL REPORT

Michael DeLeone of the Prosecutor's Office said there were no legal issues to report.

DIRECTOR'S REPORT

Balanced Growth Plan Award

Mr. Boyd said that on December 17, 2009, the Planning Commission was awarded a \$100,000 grant from the Ohio Lake Erie Commission and the Balanced Growth Watershed Project to prepare the "Eastern Lake County Coastal Tributaries Balanced Growth Plan". Our revenue will be approximately \$40,000 and the rest will be shared with our partners in the grant. They are the Soil and Water Conservation District, Stormwater Management Department, the Geographic Information Systems Department and the Chagrin River Watershed Partners. Project kick-off is slated for February and will conclude in 2011. The

project is entitled, "Eastern Lake County Coastal Tributaries Watershed." The study is a two-year project and includes the watershed west of Arcola Creek and east of the Grand River, approximately north of U.S. 20.

Mr. Boyd thanked Ms. Myers of staff for her efforts in building the website. Mr. Radachy was reappointed to the Utilities Appeals Board for a five-year term. In the Spring, there will be some subdivision regulation amendments which have been brought to our attention by the Prosecutor and County Engineer.

Mr. Boyd said the next Ohio Planning and Zoning Workshop of Northeast Ohio will be held on June 25th at the Avalon Inn in Warren, Ohio.

Mr. Klco was elected to Village Council in North Perry and he decided to resign the Board as Commissioner Troy's alternate.

ANNOUNCEMENTS

There were no announcements.

SUBDIVISION REVIEW

Subdivision Activity Report

Mr. Radachy said a resubdivision of Sublot 23 in Cali Woods #2 in Concord has been approved and accepted by all agencies. The owner has to record the plat. There will be a lot split plat for the resubdivision of Sublot 14 of Villa Grande in Lake Erie Shores, Painesville Township. Staff has a plat to review prior to submission next month.

LAND USE AND ZONING REVIEW

Concord Township - Proposed District Amendments R-1, Residential, B-1, Restricted Retail, R-2, Planned Unit Development, to THC, Town Hall Commons, 28 acres

Mr. Radachy showed air photos of the area, the current zoning map and a 1964 zoning map of the area. This area was originally zoned M on the west side of Ravenna Road and B-2 on the east side of Ravenna Road. The M was reduced over the years by various zoning district changes, the largest one being the creation of the Quail Hollow PUD and the district change to R-2.

Currently, this part of the M district is 80% vacant. There are two existing non-conforming homes also located in the proposed district change. This district change would not eliminate the M District completely. There are two existing M uses to the west of the site, along with a vacant lot that would remain M. The M district on the south side of Concord-Hambden Road is not developable because of setbacks and buffering requirements against residential zones. In 1986 much of the M District was rezoned to R-2.

Mr. Radachy also showed the purpose statement for the Town Hall Neighborhood District and stated that the THN text was created on June 19, 2009. The cluster homes were

eliminated as a use when the text amendment was adopted by the Township but residential care facility, nursing homes, homes for the aged, and hospice care facilities are conditional uses. Other uses include professional office, medical/dental, and personal services. Outdoor dining is a use that currently exists in the area, and it will be expanded to several other parcels.

Just like the THC District, all developments in the THN will be subjected to the site plan review process, design guidelines and landscaping standards and all existing uses will be considered grandfathered and would be permitted and allowed to continue. There may be noise issues with future restaurants and outdoor dining, especially on the south side of Concord-Hambden Road where the land borders Quail Hollow. But, the issue should be lessened through the conditional use process and buffering.

The Land Use and Zoning Committee recommended that this zoning district change be adopted by Concord.

Mr. Siegel moved to accept the recommendation of the land Use and Zoning Committee and recommend approval of the proposed district amendments of R-1, Residential, B-1, Restricted Retail, R-2, Planned Unit Development, to THC, Town Hall Commons because it conforms to the 2004 Comprehensive Plan. Ms. Hausch seconded the motion.

Eight voted "Aye".
One voted "Nay".
Motion passed.

Concord Township - Proposed District Amendments: M, Manufacturing to THN, Town Hall Neighborhood

Mr. Radachy stated that the area on the west side of Ravenna Road was originally zoned M. The B-2 is on the east side of Ravenna Road, which has not been changed. The area zoned M was reduced over the years by various zoning district changes, the largest one being the creation of the Quail Hollow PUD and the district change to R-2. Parts of the M district were rezoned into R-1 and B-1 districts. The B-2 was originally set up to support the M district. Currently, there are very few B-2 uses in the B-2 District. Most of the uses are non-conforming uses that were created prior to the Zoning Resolution being adopted. A land use map indicates mostly community uses: the township hall, the township road garage, the old school house, church, recreational fields, residential, a landscaper and a retail nursery.

Mr. Radachy said the 2004 Comprehensive Plan map of the site showed the B-2 area to be modified to allow limited retail to support a Town Center concept. He said that the Concord Township Comprehensive Plan suggests establishing a Town Center at the Intersection of Concord/Hambden and Ravenna Roads: "To provide a clear identity and to preserve historic qualities, the Township should develop a Town Center at this location that would accommodate existing and new government facilities, as needed, and provide for a limited amount of supportive commercial activity."

Created on June 19, 2009, all developments in the THC will be subjected to the site plan review process, design guidelines, and landscaping standards. All existing uses will be considered grandfathered and would be permitted and allowed to continue. There may be noise issues with future restaurants and outdoor dining, but restaurants and outdoor dining are currently allowed in the B-1.

Ms. Pesec said when they addressed it in the Zoning Commission, they did not address the noise issue. They could have done something to address decibel levels.

Staff recommended that the Township accept the zoning district change because it conformed to the 2004 Concord Township Comprehensive Plan. There is also a new sanitary sewer line that now supports commercial uses. The Land Use and Zoning Committee recommended approval of the change.

Mr. Radachy said Land Use and Zoning Committee recommended approval.

He was asked if the gas well has any affect on this change.

Mr. Radachy said the gas well will remain until the owner decides what he wants to do. He could leave the well head in place and move the tanks to a different location.

Ms. Pesec said that that piece of property should not be zoned for this use, if and when he chooses to take away all of this. She thought the outdoor dining should be addressed because of the noise issues. A residential care facility could be built around this but should not be due to the issues with gas well safety.

Mr. Adams asked if there was a listing of permitted uses.

Mr. Radachy said there are permitted uses listed in the code.

Mr. Siegel moved and Mr. Smith seconded the motion to accept the recommendation of the Land Use and Zoning Committee to recommend approval of the Proposed District Amendments: M, Manufacturing to THN, Town Hall Neighborhood in Concord Township.

Seven voted "Aye".
Two voted "Nay".
Motion passed.

REPORTS OF SPECIAL COMMITTEES

Land Use and Zoning Committee

Mr. Radachy reported that after an election of officers, Richard Terriaco was elected Chair, Laura Diak was elected Vice Chair, and David Radachy was elected Secretary.

New Lake County Coastal Plan Committee Members

Mr. Boyd said that Bryce Tisher and Ed Klco have stepped down as Coastal Plan Committee members and the Mayor of North Perry has nominated two people he would like represented on the Committee.

Also, Madison Township has about \$500,000.00 to do a beach enhancement project at Township Park at the end of Hubbard Road. They are currently considering proposals.

CORRESPONDENCE

There was no correspondence

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mr. Siegel moved and Mr. Morse seconded the motion to adjourn.

All voted "Aye".

The meeting adjourned at 7:40 p.m.